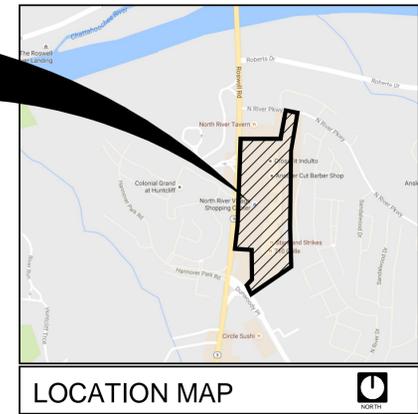
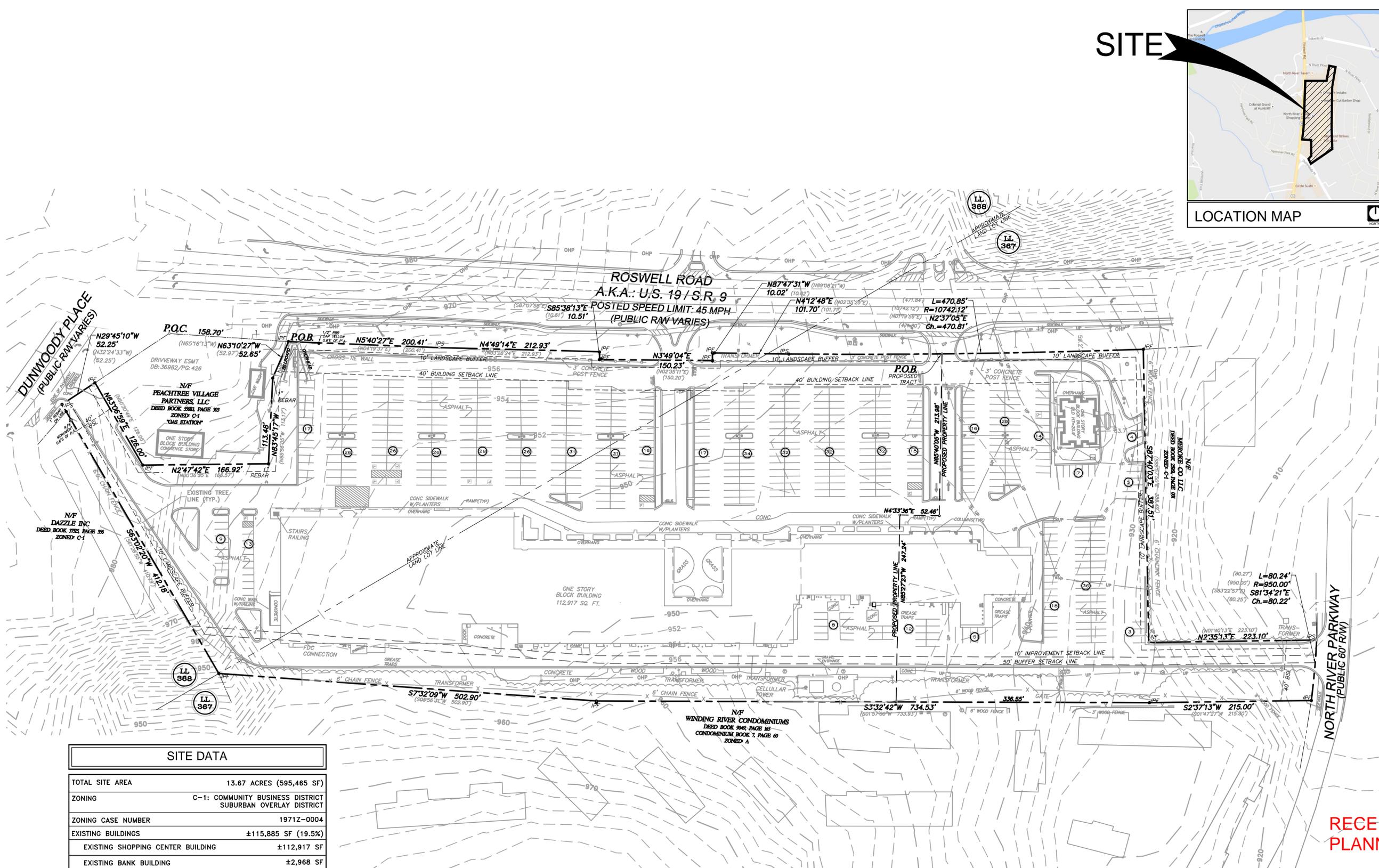


**SITE**



LOCATION MAP



SITE DATA	
TOTAL SITE AREA	13.67 ACRES (595,465 SF)
ZONING	C-1: COMMUNITY BUSINESS DISTRICT SUBURBAN OVERLAY DISTRICT
ZONING CASE NUMBER	1971Z-0004
EXISTING BUILDINGS	±115,885 SF (19.5%)
EXISTING SHOPPING CENTER BUILDING	±112,917 SF
EXISTING BANK BUILDING	±2,968 SF
EXISTING IMPERVIOUS AREA	486,529 SF (81.7%)
EXISTING PERVIOUS AREA	108,936 SF (18.3%)
TOTAL EXISTING ON SITE PARKING SPACES PROVIDED	568 SPACES (INCLUDES 10 HC SPACES) 4.90 SPACES/1,000 SF

BY GRAPHIC PLOTTING ONLY THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AND IS DEPICTED AS ZONE Z AS DEFINED BY THE FEMA FIRM PANEL NO. 13121C0063G & 13121C0151G EFFECTIVE DATES SEPTEMBER 18, 2013.

**RECEIVED 08/02/2016  
PLANNING AND ZONING**

**PROJECT**  
NORTH RIVER SHOPPING CENTER  
8767-8911 ROSWELL ROAD  
CITY OF SANDY SPRINGS, GEORGIA

**CLIENT**  
SRPF ANORTH RIVER, LLC  
1180 WEST PEACHTREE STREET, SUITE 2200  
ATLANTA, GEORGIA 30309

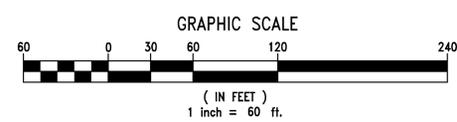
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APPROVED FOR CONSTRUCTION  
 NOT APPROVED FOR CONSTRUCTION

REVISIONS	DATE

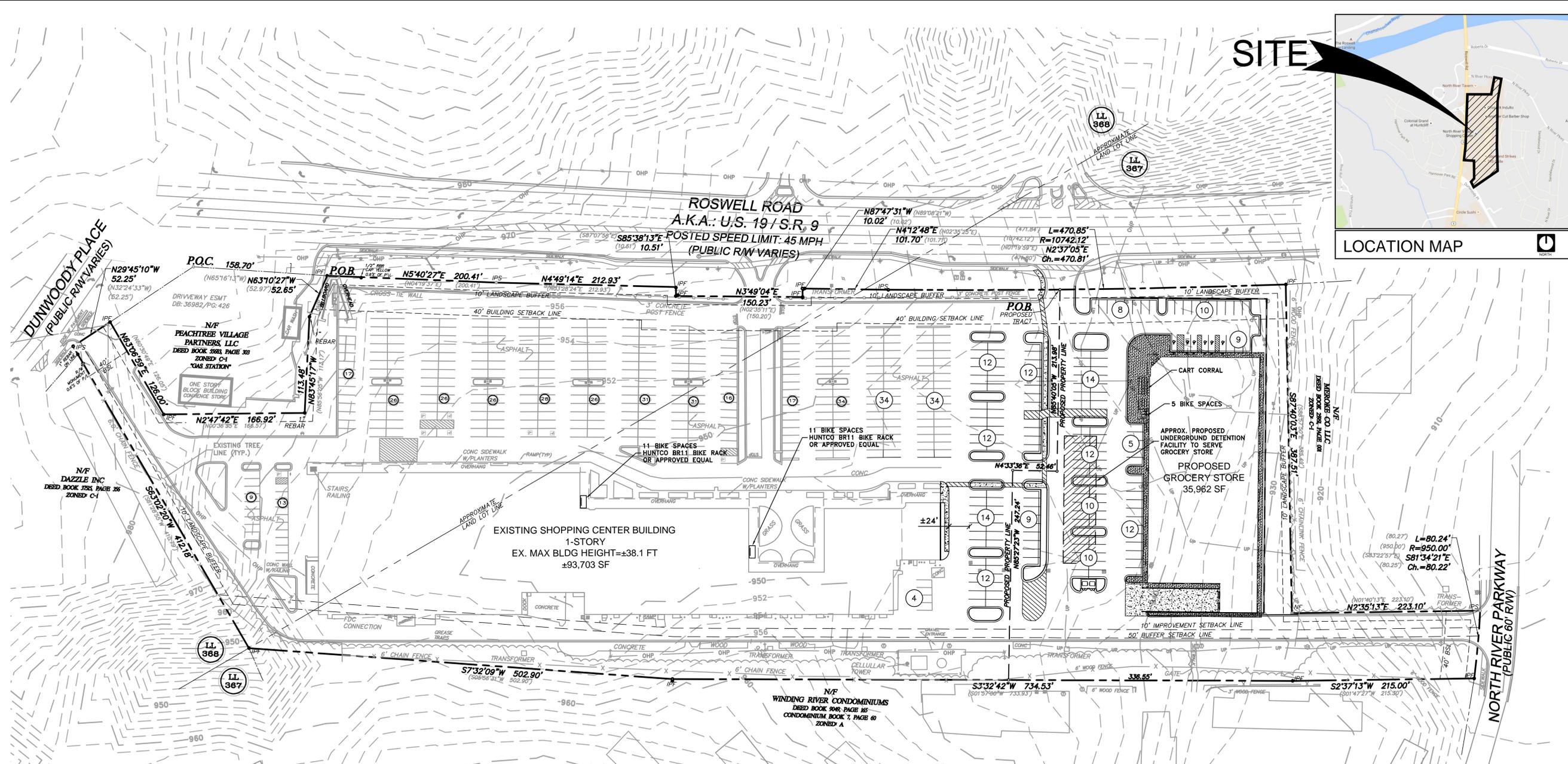
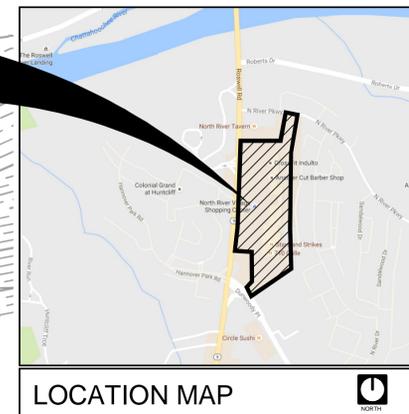
**DRAWING TITLE**  
REZONING  
SITE PLAN  
EXISTING  
CONDITIONS

DRAWING FILE:  
DRAWN BY: JNL DRAWING NO.:  
DATE: 08/01/16  
PROJECT NO: 4648.03 Z-1



CIVIL ENGINEERS \* LAND PLANNERS  
LANDSCAPE ARCHITECTS \* SURVEYORS

**SITE**



**SITE DATA**

<b>TOTAL SITE AREA</b>	13.67 ACRES (595,465 SF)	<b>PARKING LANDSCAPE AREA</b>	
SHOPPING CENTER TRACT	±10.03 ACRES	OVERALL PAVED PARKING AREA	±227,352 SF
GROCERY TRACT	±3.64 ACRES	OVERALL LANDSCAPE PARKING AREA (INCLUDES ISLANDS + 10 FT PERIMETER IN PARKING AREAS)	30,278 SF (13.3%)
ZONING	C-1: COMMUNITY BUSINESS DISTRICT SUBURBAN OVERLAY DISTRICT	SHOPPING CENTER TRACT	
ZONING CASE NUMBER	1971Z-0004	PAVED PARKING AREA	±181,267 SF
PROPOSED DISTURBED AREA	±3.89 ACRES (38.8%)	LANDSCAPE PARKING AREA	±23,188 SF (12.8%)
TOTAL BUILDINGS	±129,665 SF (21.8%)	GROCERY TRACT	
EXISTING SHOPPING CENTER BUILDING TO REMAIN	±93,703 SF	PAVED PARKING AREA	±46,085 SF
PROPOSED GROCERY	35,962 SF	LANDSCAPE PARKING AREA	±7,090 SF (15.4%)
PARKING SPACES REQUIRED		BIKE PARKING REQUIRED	1/20 AUTO SPACES
OVERALL SHOPPING CENTER	648 SPACES 5/1,000 SF	SHOPPING CENTER TRACT	22 SPACES
SHOPPING CENTER TRACT	469 SPACES 5/1,000 SF	GROCERY TRACT	5 SPACES
GROCERY TRACT	180 SPACES 5/1,000 SF	BIKE PARKING PROVIDED	
PARKING SPACES PROVIDED		SHOPPING CENTER TRACT	22 SPACES
OVERALL SHOPPING CENTER	533 SPACES 4.11/1,000 SF	GROCERY TRACT	5 SPACES
SHOPPING CENTER TRACT	434 SPACES 4.66/1,000 SF	OVERALL IMPERVIOUS AREA	481,054 SF (80.8%)
GROCERY TRACT	99 SPACES 2.75/1,000 SF	OVERALL PERVIOUS AREA	114,411 SF (19.2%)

**VARIANCES REQUIRED**

- INTERIOR LOT LINE 5 FOOT LANDSCAPE BUFFER ALONG PROPOSED PROPERTY LINE. (ZONING ORDINANCE ARTICLE IV, SECTION 4.23.1A)
- EXISTING IMPROVEMENTS WITHIN 50 FOOT ZONING BUFFER AND 10 FOOT IMPROVEMENT SETBACK. (ZONING ORDINANCE ARTICLE IV, SECTION 4.23.1A)
- REDUCTION OF REQUIRED OFF-STREET PARKING FOR SHOPPING CENTER TRACT AND GROCERY TRACT. (ZONING ORDINANCE, ARTICLE XVIII SECTION 18.2.1)

ALL EXISTING DRIVEWAY CONNECTIONS FOR THE SHOPPING CENTER TO REMAIN AND SHALL NOT BE MODIFIED BY THE PROPOSED GROCERY STORE DEVELOPMENT EXCEPT TO ADD THE PROPOSED PEDESTRIAN CONNECTION FROM THE ROW TO THE EXISTING AND PROPOSED BUILDINGS.

**RECEIVED 08/02/2016  
PLANNING AND ZONING**

**PROJECT**  
NORTH RIVER SHOPPING CENTER  
8767-8911 ROSWELL ROAD  
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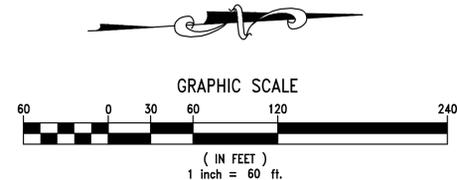
REVISIONS	DATE
ATTORNEY COMMENTS	08/02/16

**DRAWING TITLE**  
REZONING  
SITE PLAN  
PROPOSED  
CONDITIONS

DRAWING FILE:		DRAWING NO.:	
DRAWN BY:	JNL	DATE:	08/01/16
PROJECT NO.:	4648.03		Z-2



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